

Liberty Tree Medical

MEDICAL OFFICE SPACE FOR LEASE

140 COMMONWEALTH AVE
DANVERS, MA

Rent: \$20 SF



PROPERTY SUMMARY

140 COMMONWEALTH AVENUE | DANVERS, MA 01923

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Property Summary

Available SF:	8,250
Building SF:	30,886
Lease Rate:	\$20 sf
Lot Size:	154,638 SF
Parking Ratio:	4.21/1000
Parking:	130
Year Built:	1980
Zoning:	Commercial III
Security:	Security Cameras
Management:	Professional

Property Overview

140 Commonwealth Ave Danvers MA | 30,886 Standalone Brick Building | 3.55 Acre lot | Parking for 130 Vehicles | Handicap Access | 2 Story | Elevator and Stairway | Video Surveillance | Lighted Parking Lot | HVAC Heating and Cooling | Sprinklers Throughout | Building is Professionally Managed

Location Overview

- Close proximity to major corridors Interstate I-95, Rte. 1 and Rte. 128
- Shadowed by Liberty Tree and North Shore shopping malls.
- Many nearby national and regional branded restaurants, banks and pharmacies.
- Located 18 miles from Logan Airport
- Located 4 miles from Beverly MBTA Commuter Rail

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PROPERTY DESCRIPTION

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140 Commonwealth Ave Danvers is Liberty Tree Medical, a 30,886 sf standalone two-story New England style brick building located on a 3.55-acre lot. This professional well maintained building features on-site parking for 130 vehicles with two handicap accessible entrances at opposite ends of the building. The professional landscaping and exterior details of the building provide a first-class experience for both tenant and patient. Spacious corridors with both natural and LED lighting provide easy access and easy to find tenant locations. The second floor is accessible by elevator, or two stairways located at opposite ends of the building. The updated building has HVAC heating and cooling, updated video surveillance security systems and well-lighted parking lot. Liberty Tree Medical is top class medical office.

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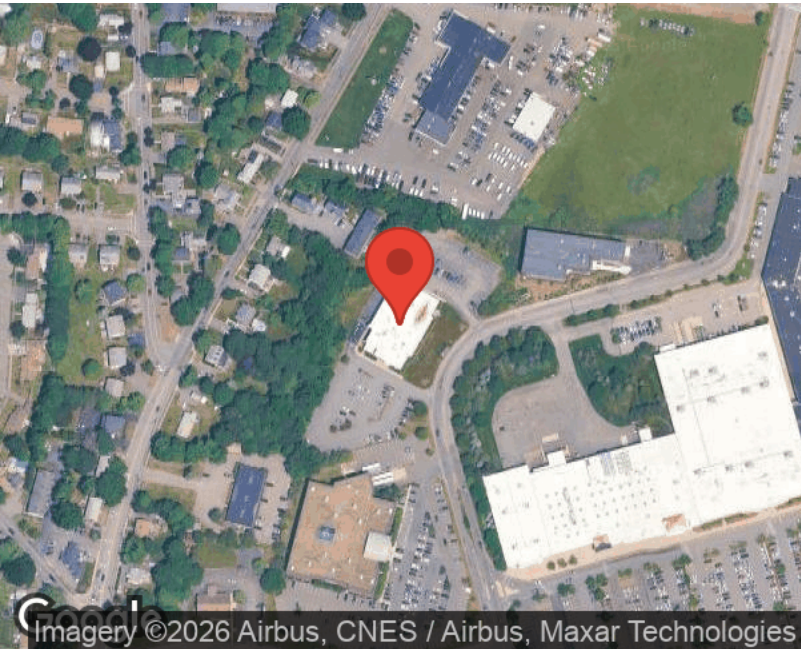
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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
208B	2,934	5 Years	\$20.00 /sf/yr	Medical Office	Average	Now
102	1,963	5 Years	\$20.00 /sf/yr	Medical Office	Average	Now



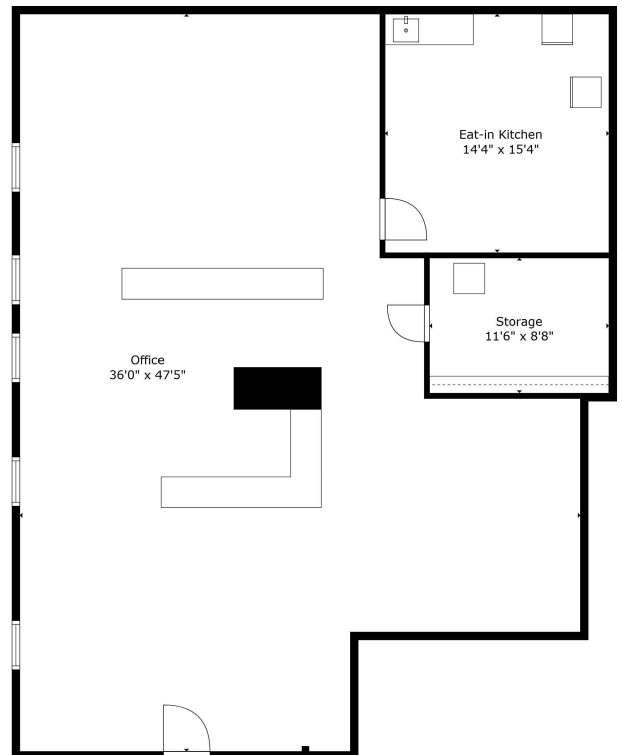
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SUITE 102 - SF 2019

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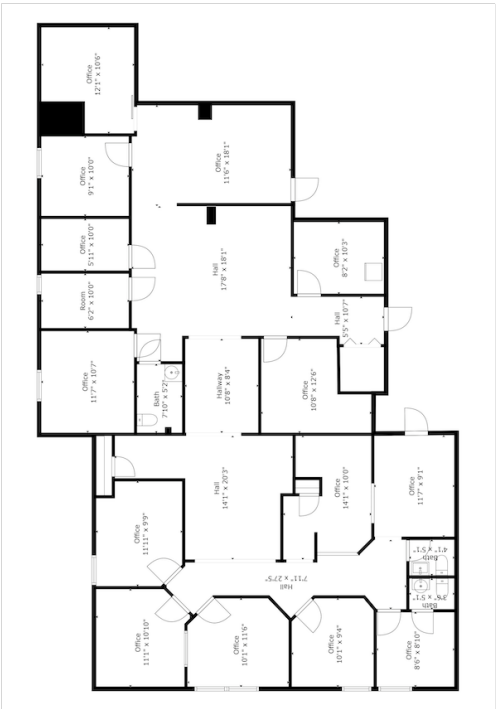


TOTAL: 1536 sq. ft
FLOOR 1: 1536 sq. ft
EXCLUDED AREAS: STORAGE: 100 sq. ft
WALLS: 86 sq. ft

Sizes & Dimensions Are Approximate. Actual May Vary

SUITE 208 B - SF 2934

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About The Spaces

Unit 102

Unit 102 at 140 Commonwealth Avenue, Danvers, MA, located within the prestigious **Liberty Tree Medical Building**, offers **2,019 square feet** of prime office space in a highly visible and accessible location.

Situated directly off the building's main entrance at ground level, the suite provides exceptional accessibility and ease of wayfinding for clients, patients, and staff. The space features **9-foot ceilings** and a dramatic wall of windows that fills the office with abundant natural light.

Amenities include a **private kitchen and break room, dedicated storage and IT room**, and a **private restroom** for added convenience. The expansive open floor plan offers exceptional flexibility, allowing tenants to customize the layout to suit their unique business needs and create a professional, personalized work environment.

This is a rare opportunity to secure a well-appointed office suite in one of Danvers' most desirable professional buildings.

Unit 208 B

Unit 208B – 2,934 SF Professional Medical Office Space

Unit 208B offers **2,934 square feet of thoughtfully designed medical office space**, ideally suited for a medical practice, healthcare provider, or specialty practice seeking a professional and patient-friendly environment.

The suite features a welcoming **patient waiting area and reception/check-in area**, along with a dedicated patient restroom. The existing layout includes **12 private offices, three restrooms, and generous open areas**, providing an excellent combination of private treatment or consultation rooms and flexible space for staff, equipment, or future customization.

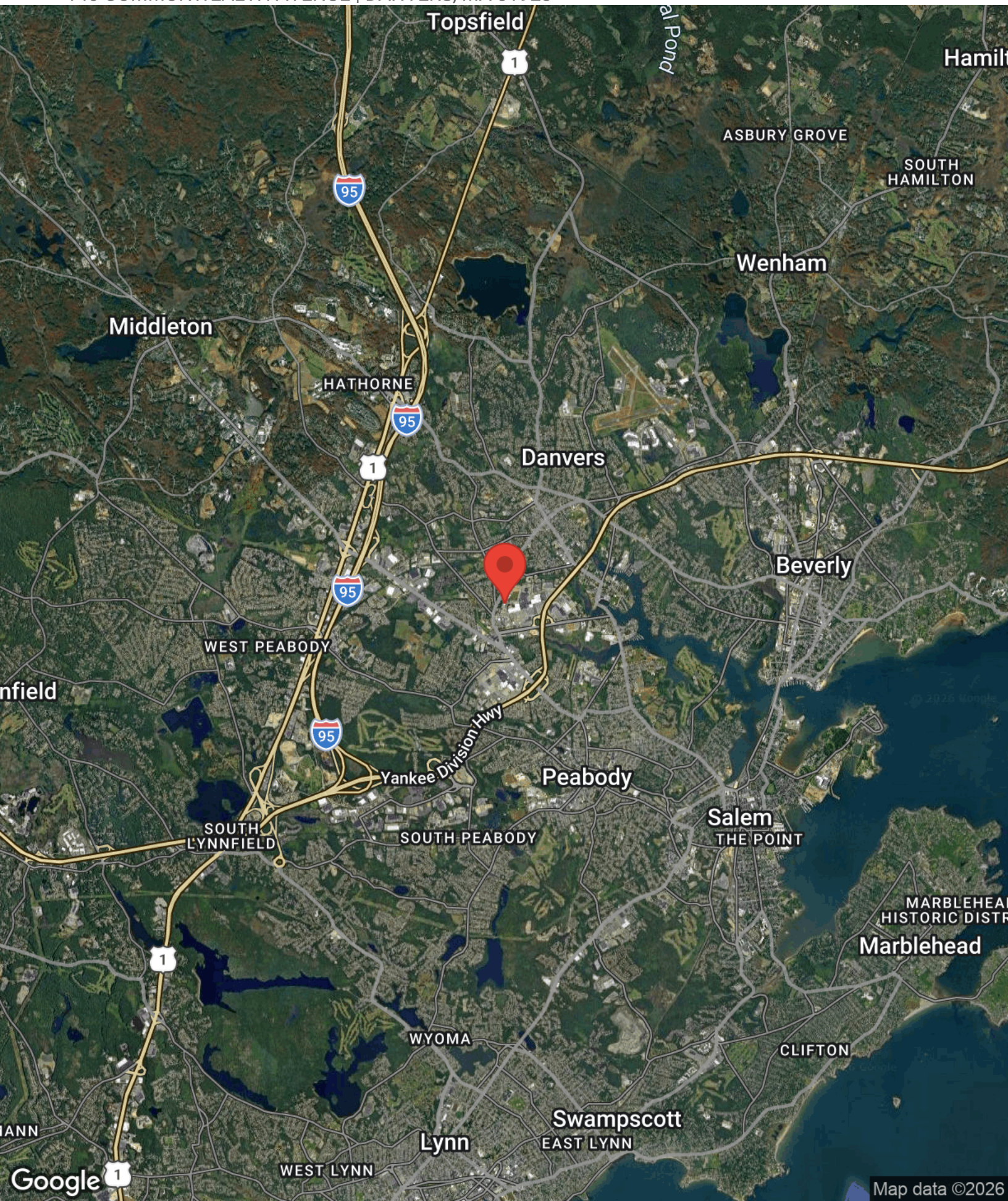
Abundant **natural light combined with modern LED lighting** creates a bright, comfortable atmosphere for both patients and staff. The existing medical layout allows a new tenant to move in efficiently while offering flexibility to adapt the space to meet specific practice needs.

Unit 208B provides an exceptional opportunity for a medical user seeking a well-appointed, functional, and patient-focused office environment.

REGIONAL MAP

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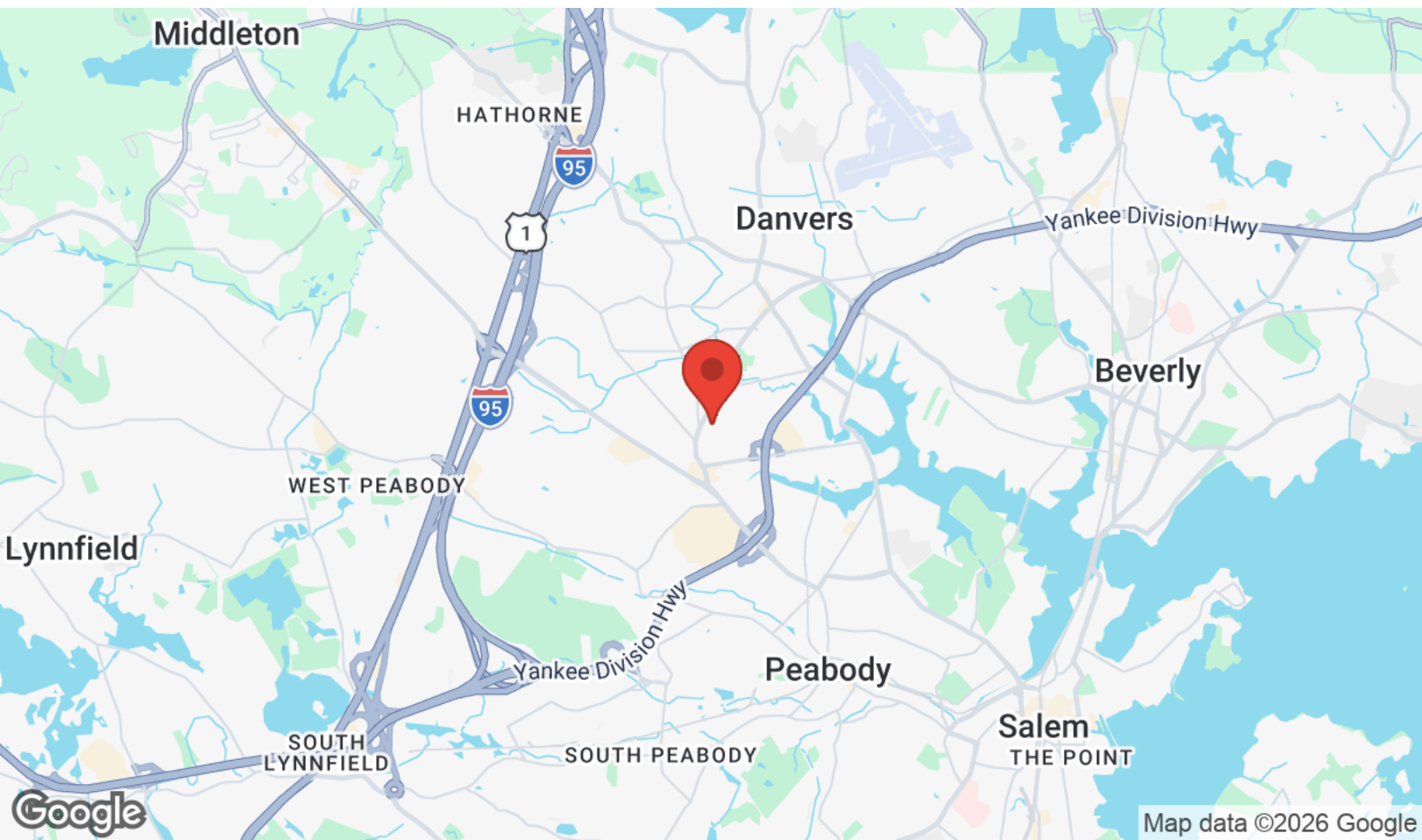
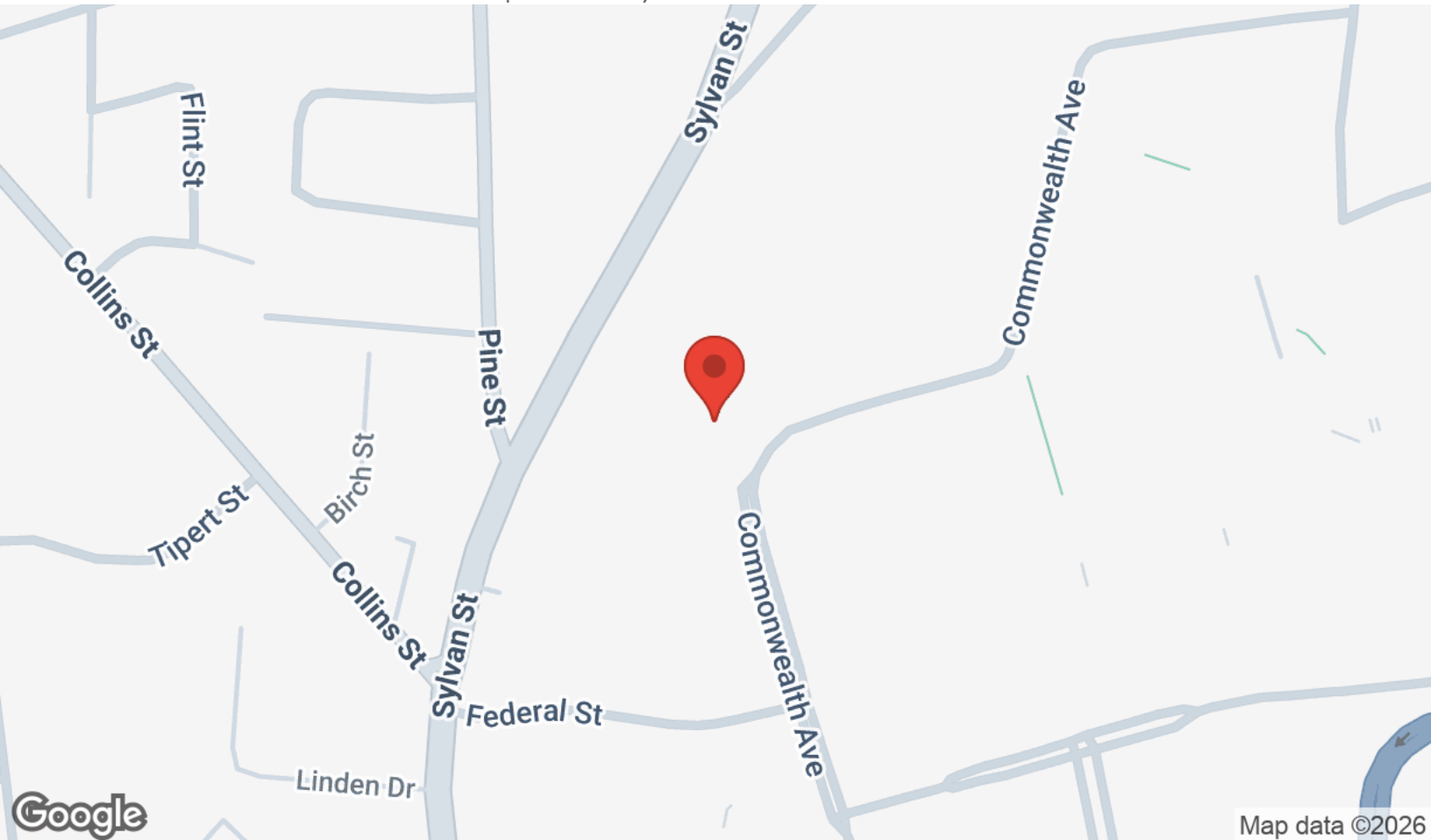
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LOCATION MAPS

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AERIAL MAP

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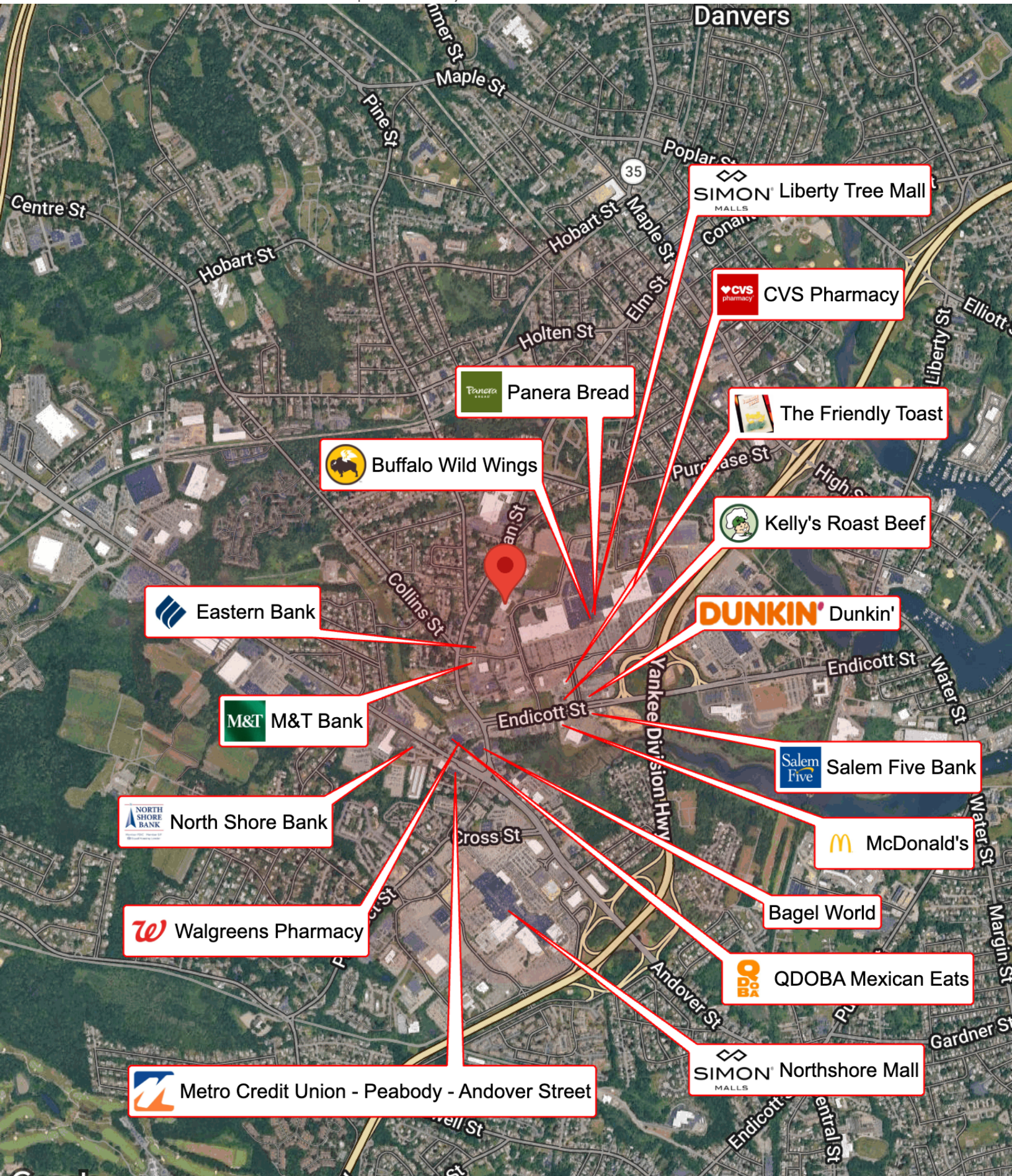
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BUSINESS MAP

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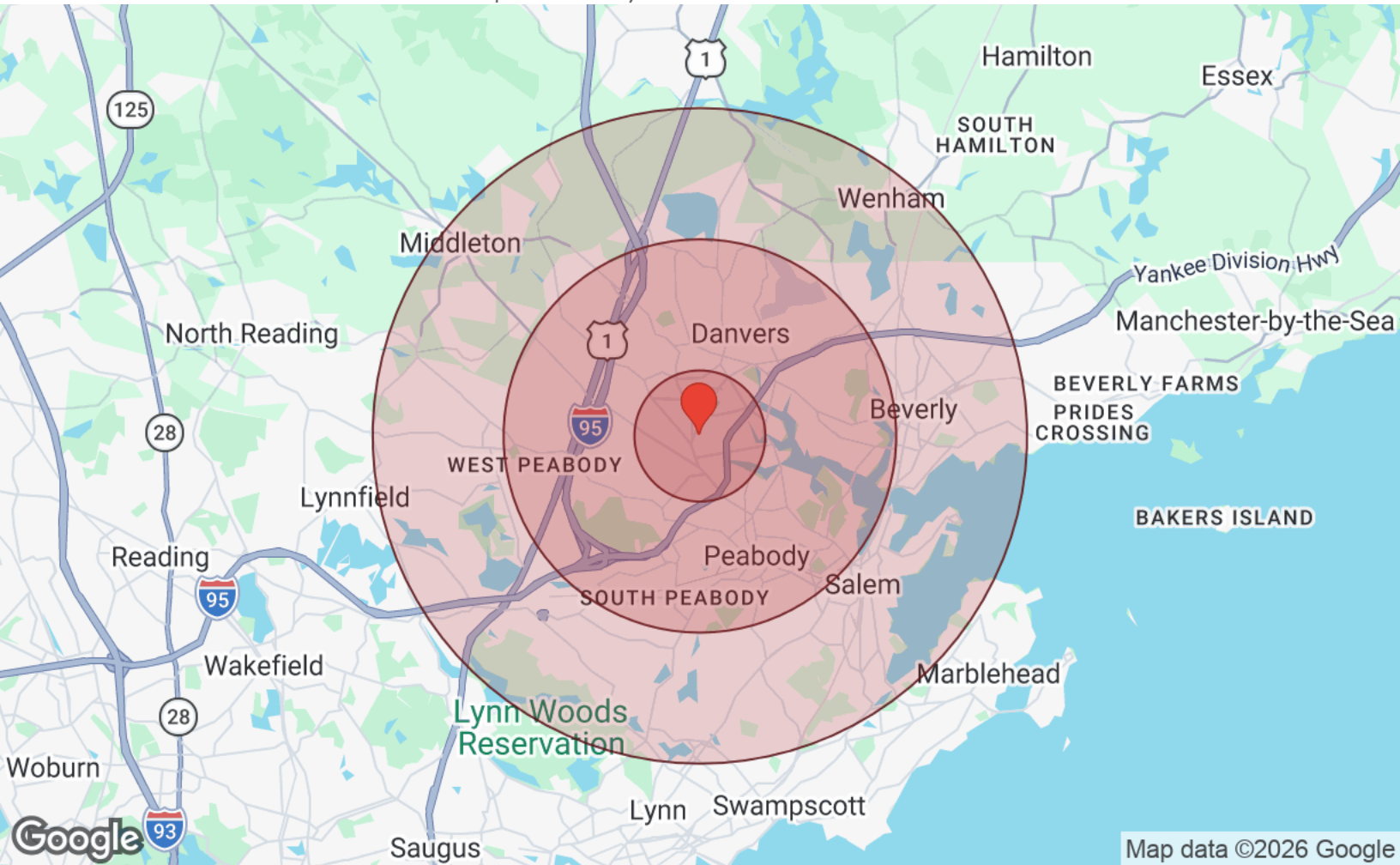
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DEMOGRAPHICS

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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,449	41,024	96,497
Female	5,153	45,932	106,556
Total Population	9,602	86,956	203,053
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,853	60,330	139,477
Black	705	6,304	14,498
Am In/AK Nat	3	26	61
Hawaiian	N/A	9	20
Hispanic	1,487	15,330	37,159
Asian	392	3,261	8,163
Multiracial	144	1,470	3,208
Other	18	217	487
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,305	38,053	86,835
Occupied	4,163	36,798	83,933
Owner Occupied	2,462	22,437	52,399
Renter Occupied	1,701	14,361	31,534
Vacant	141	1,255	2,902

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,509	14,502	33,098
Ages 15 - 24	939	8,654	23,153
Ages 25 - 54	3,538	31,880	75,784
Ages 55 - 64	1,316	11,889	27,689
Ages 65+	2,297	20,030	43,329
Income	1 Mile	3 Miles	5 Miles
Median	\$121,106	\$110,238	\$114,262
Under \$15k	201	2,239	5,254
\$15k - \$25k	128	1,670	4,064
\$25k - \$35k	156	2,157	4,063
\$35k - \$50k	250	2,379	5,201
\$50k - \$75k	479	4,159	9,349
\$75k - \$100k	497	4,380	9,299
\$100k - \$150k	1,079	7,086	15,968
\$150k - \$200k	526	4,854	11,756
Over \$200k	847	7,875	18,977

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PROFESSIONAL BIO

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